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Seven developers compete to build new city arena

Baltimore Business Journal - by [Ryan Sharrow](#) Staff

The **Baltimore Development Corp.** said Tuesday seven groups of developers -- including some of the city's biggest players in commercial real estate -- have submitted proposals for a new arena to replace the 45-year-old First Mariner Arena.

The proposed homes for the arena include the \$200 million Gateway South development that neighbors the Camden Yards stadium complex, and the Westport development just to the south.

After the **Maryland Stadium Authority** released a study in May revealing deficiencies with the arena, the BDC released a "request for expression of interest," asking private groups to identify possible sites for a new arena and ways to finance the project, one that could cost as much as \$160 million. Interested groups had until Oct. 30 to respond to the city's bid.

The BDC did not release the locations the developers submitted in the bid. BDC President M.J. "Jay" Brodie said an advisory panel will assist the organization in reviewing the plans.

The groups that submitted proposals, and their principals, include:

1) Developer: **Arena Development Group LLC**

- Achon Group (Bob Milkovich and David Bell);
- J Street Development (Bruce Baschuk and Jay Bothwell);
- [Accent Development Co.](#) (Dean MacCarthy and Alex Shewchuck)

2) Developers:

- [Cormony Development LLC](#) (Samuel Polakoff);
- [Harrison Development LLC](#) (Dean Harrison);
- Team 52 Development LLC (**Baltimore Ravens** linebacker Ray Lewis/Ira Rainess).

This team of developers was chosen by the city in March for the \$200 million Gateway South redevelopment in the Carroll Camden section of southwest Baltimore. Samuel Polakoff

confirmed Tuesday that the group submitted a bid to house an arena on the site.

"We actually submitted a response because we believe we have the best site," Polakoff said.

"The adjacency to Camden Yards, the waterfront, and the immediate access to Interstates 95 and 295."

Plans for Gateway South include a 90,000-square-foot sports complex with indoor and outdoor playing fields.

Part of the 150,000-square-foot retail space at the project may include a fitness center, and an indoor golf driving range. The development would also include two office buildings. The Ray of Hope Center, a sports and tutoring program for children run by Lewis, is also slated for the project.

"The retail and sports and recreation uses will tie in well with the arena," Polakoff said. "The two will serve to strengthen each other."

3) Developers:

- [Hale Properties LLC](#) (Edwin F. Hale Sr.);
- Greenberg Gibbons Commercial Corp (Erwin Greenberg, Brian Gibbons and Herbert Mittenthal).

Earlier this year, Hale spoke publicly about his interest in constructing a new arena on his Canton Crossing project in East Baltimore.

4) Developers:

- Struever Bros. Eccles & Rouse (C. William Struever)
- [Capital Venture Group LLC](#) (Michael Hunter)

5) Developer:

- [Turner Development Group](#) (Patrick Turner, Joseph Haskins Jr., Rick Slosson and Cara Frye)

Turner is developing a \$1.4 billion waterfront community on 50 acres of land in South Baltimore's Westport neighborhood located along the Middle Branch of the Patapsco River.

Turner echoed Polakoff's comments on Tuesday and cited the project's location to major interstates. An arena at Westport, Turner said, would be on an old 9-acre warehouse site along the northern end of the development.

Turner said he has had talks with the Maryland Department of Transportation about adding a light rail stop directly at the foot of the arena. He also said visitors would be able to utilize the waterfront location and travel to the arena via boat. The parcel neighbors Turner's planned 300,000 square feet of space for retail and a hotel.

"We have to take the baby steps and get people to buy into the concept," he said.

6) Developers:

- [Pinnacle Properties & Development LLC](#) (Sophie Dagenais and Brian Morris);
- [Garfield Traub Development LLC](#) (Ray Garfield and Ken Portnoy);
- AEG (Timothy Leiweke and Sam Hinds)

7) Developer:

- [White Rhino Development LLC](#) (Anthony Tesselaar)

Kimberly A. Clark, the BDC's executive vice president, said Tuesday the advisory panel will begin to look at the proposals in December. She would not disclose who is on the advisory panel. Clark said several of the proposals include constructing a new arena on the site of the current First Mariner Arena.

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